

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0076

BOA DATE: December 14th, 2020

ADDRESS: 1605 Brackenridge St

COUNCIL DISTRICT: 9

OWNER: Gina & Peyton Hill

AGENT: Ben May

ZONING: SF-3-NP (South River City NP)

LEGAL DESCRIPTION: S7FT LOT 2 *& N39FT LOT 3 BLK 12G FAIRVIEW PARK

VARIANCE REQUEST: reduce through lot setback from 25 ft. to 5 ft.

SUMMARY: erect a Garage with ADU

ISSUES: Drake Ave is only are of double-fronting lots in this neighborhood

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Great South River City Combined Neighborhood Plan Contact Team

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

South Central Coalition

South River City Citizens Assn.

Zoning Committee of South River City Citizens



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0076

LOCATION: 1605 BRACKENRIDGE STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 250'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1605 Brackenridge St

Subdivision Legal Description:

South 7ft of Lot 2 and North 39ft of Lot 3, Block 12G, Fairview Park

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP (South River City)

I/We Ben May on behalf of myself/ourselves as
authorized agent for Gina & Peyton Hill affirm that on
Month Select, Day Select, Year Select, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Garage w ADU of equal size above (or less) as per avail FAR - 22.5'x20' pad

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-515: "For through-lots the rear setback must comply with the minimum requirements to a front yard"

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Although there are 8 structures along the west side of Drake Avenue that do not meet the current setback regulations, Section 2.3 of Subchapter 7 (Setback Averaging) does not allow any of the non-complying structures to be used for setback averaging - as they are not principal residential structures. The requested 5ft rear setback will be in conformity with other structures along Drake avenue, and actually further back than may of them, including an immediately adjacent structure. These structures vary in height from 12' to 16'+.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Drake Avenue is unique, in that it is the only area of double-fronting lots in the neighborhood. Typically through-lot requirement pertain to lots that are of double-lot depth - however, this small sliver between Drake and Brackenridge is only as deep as a typical single-depth lot. It is also unique in the fact that a large percentage of existing structures and fences at Drake are already at the property line, or even across it - making the perceived frontage much closer and more forward than typical. (See additional info on Page 8)

b) The hardship is not general to the area in which the property is located because:

Most of the other structures along Drake Avenue that do not comply with the current setback regulations are in good physical condition, and therefore are able to be maintained as non-complying structures, per LDC 25-2-961. The garage on this lot is in such poor condition that it's repair cannot be legally accomplished in compliance with the City's non-complying structure regulations.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Reduced setbacks along Drake Ave are common. In the two block area between East Monroe and Lockhart, there are a total of 14 structures along the west side of Drake Avenue that fail to meet the minimum setback requirements of current code.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

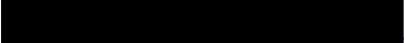
Applicant Signature:   Date: 11/01/2020

Applicant Name (typed or printed): Gina & Peyton Hill

Applicant Mailing Address: _____

City: Austin State: TX Zip: 78704

Phone (will be public information): _____

Email (optional – will be public information): 

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:   Date: 11/01/2020

Owner Name (typed or printed): Gina & Peyton Hill

Owner Mailing Address: 200 Park Lane

City: Austin State: TX Zip: 78704

Phone (will be public information): 503.515.1940

Email (optional – will be public information): 

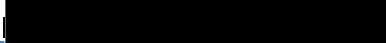
Section 5: Agent Information

Agent Name: Ben May

Agent Mailing Address: 1611 Brackenridge St

City: Austin State: TX Zip: 78704

Phone (will be public information): (512) 507-4664

Email (optional – will be public information): 

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

See additional info from 5(a) on Page 8 below.

Additional Space (continued)

The required double 25' setback (front and back of lot) would put the rebuilt garage closer than 10' from the principal residence, in violation of the Fire Code. The relocated garage location would also move the rebuilt structure more than 5' away from the existing adjacent structure to the south - which would put it back into compliance with Fire Code. A 25' setback at the rear of the lot would require and impervious cover increase in excess of the 45% maximum allowed by Zoning. The existing structure extends into the Drake Avenue ROW, it cannot be repaired, and therefore must be replaced.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

We are requesting a variance from the Land Development Code section 25-2-515 Rear Yard of a Through Lot for a SF-3-NP residential property for a Rear setback of 25 ft. (required) to an adjusted Rear Yard setback of 5 ft. (requested)

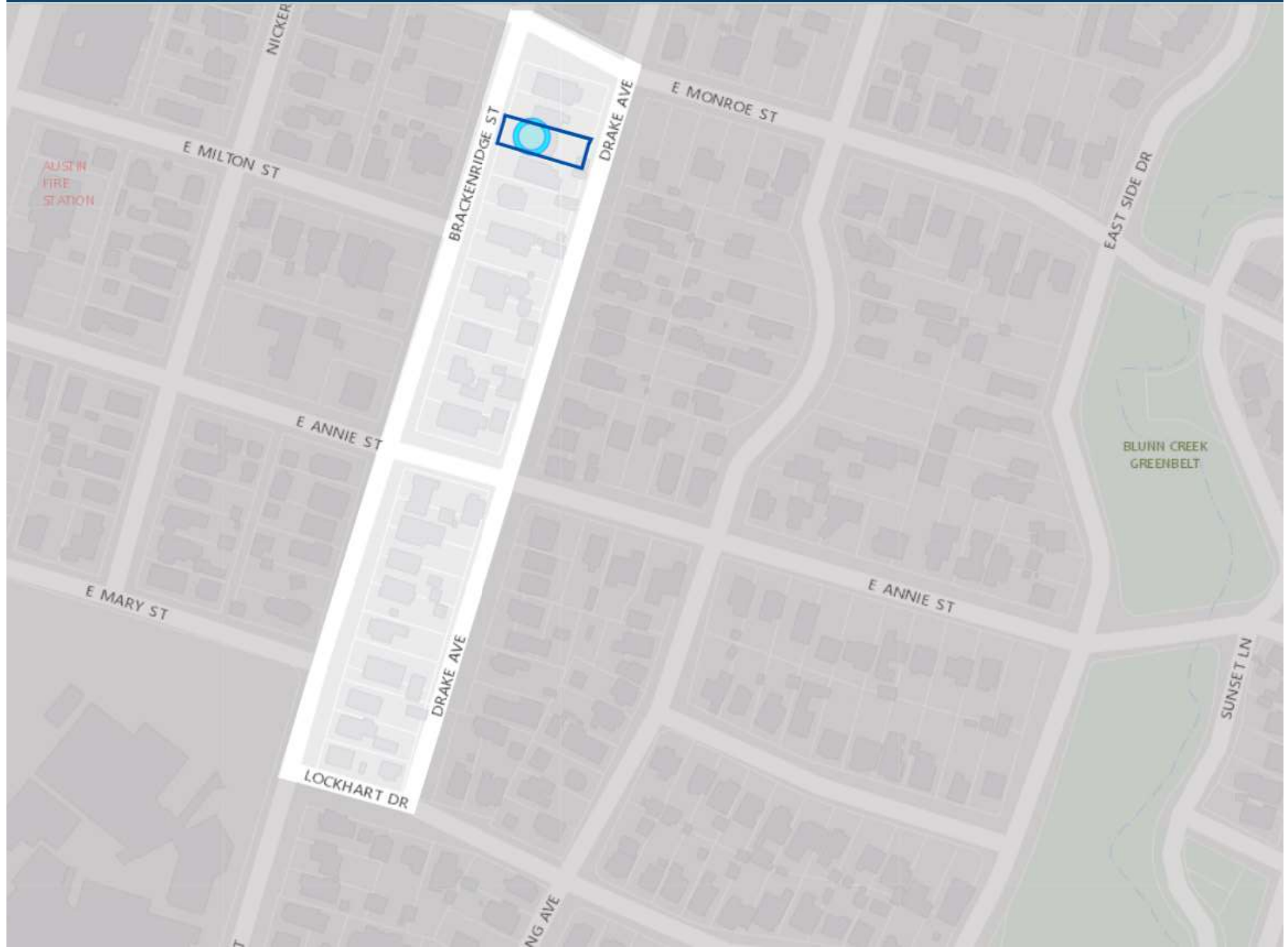
SAVE



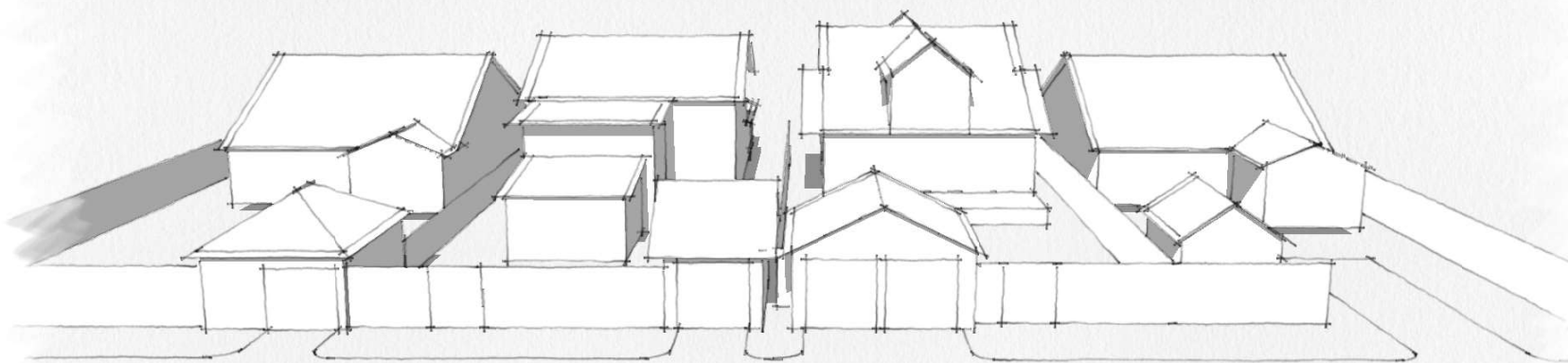
Property Profile

A DEVELOPMENT SERVICES TOOL

D-2/8
1605 BRACKENRIDGE



1605
BRACKENRIDGE

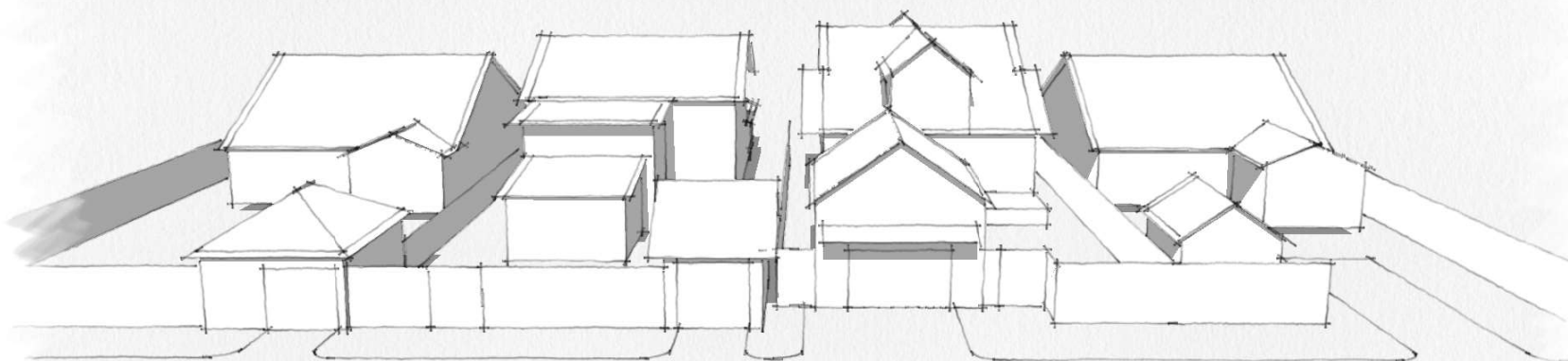


DRAKE ST

EXISTING GARAGE
LOCATION

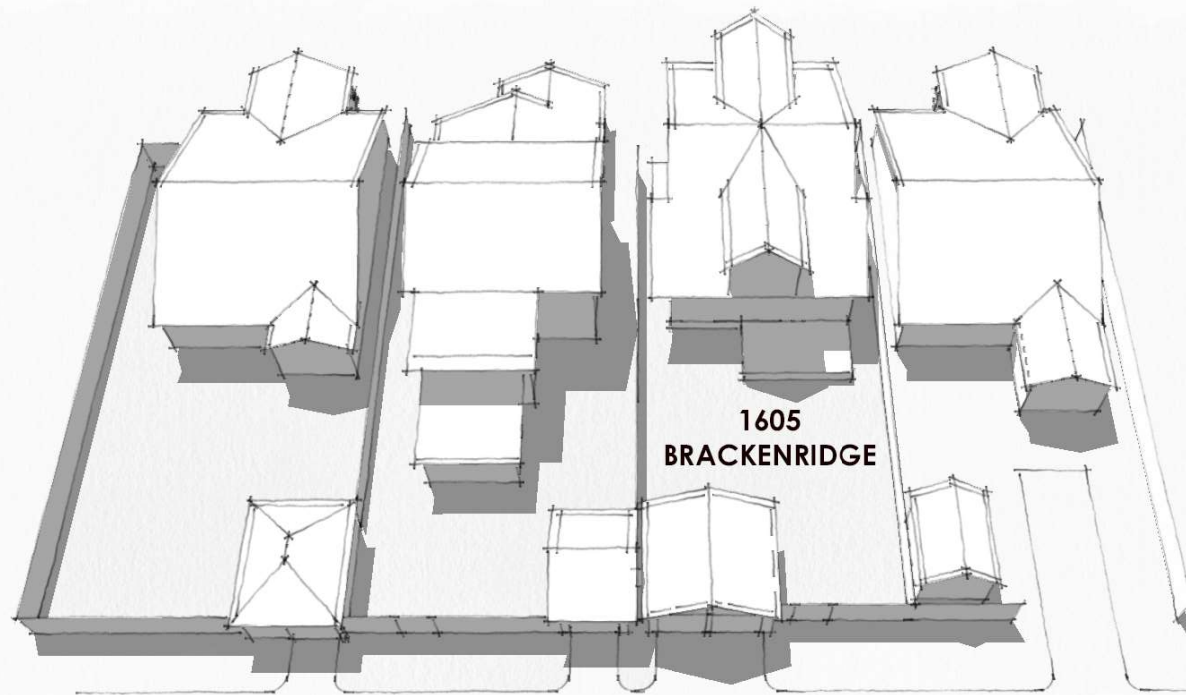
(NORTH)

1605
BRACKENRIDGE



DRAKE ST

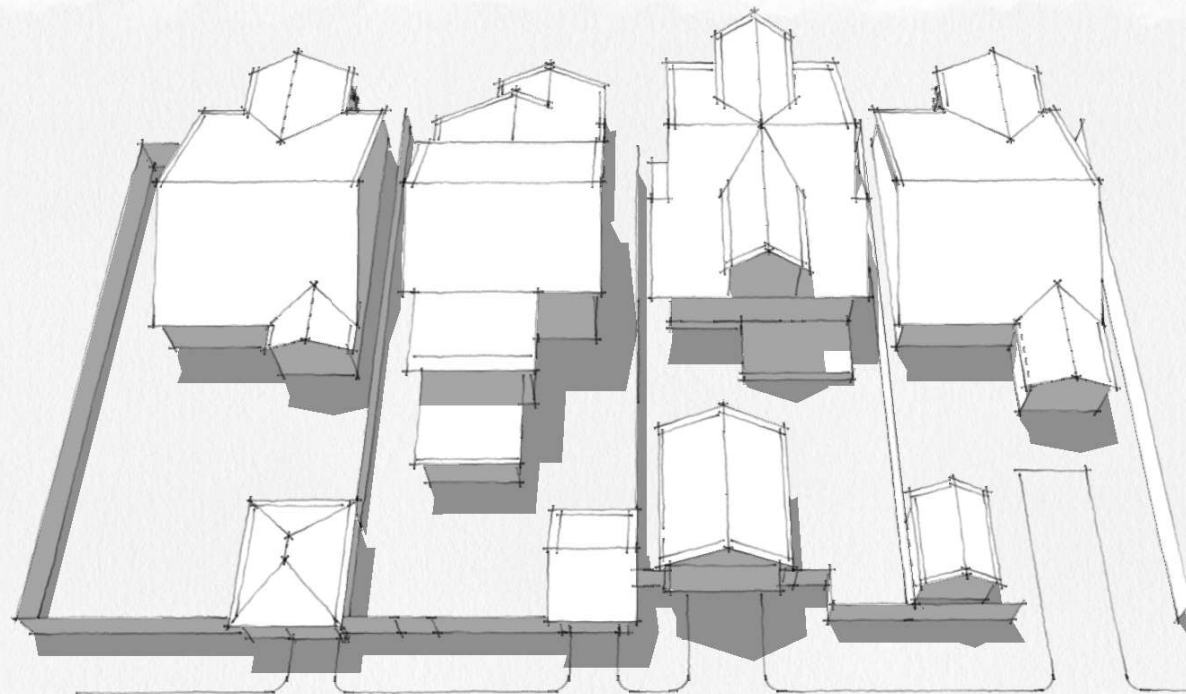
NEW GARAGE LOCATION
(FURTHER BACK FROM DRAKE & WITHIN
TYPICAL SETBACK AT SOUTH PROPERTY LINE)



DRAKE ST

**EXISTING GARAGE
LOCATION**

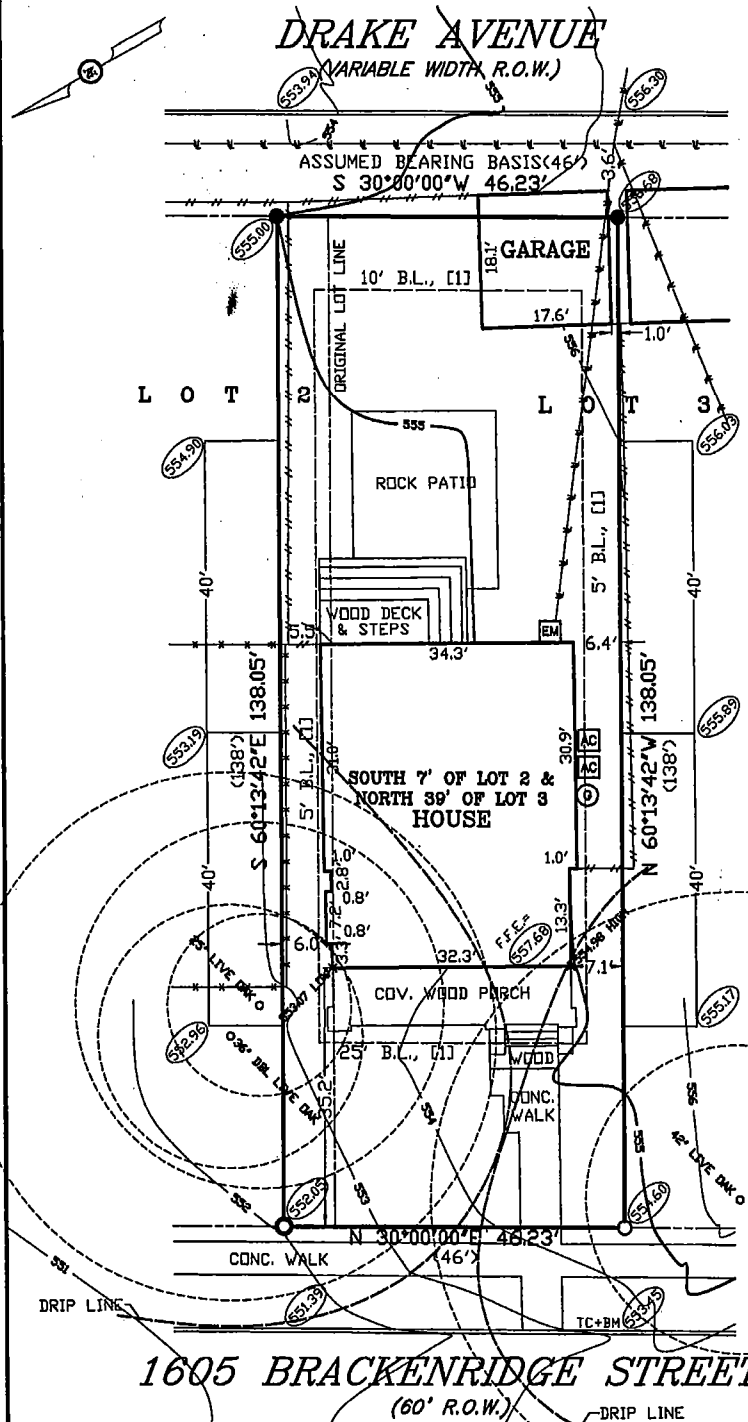
(NORTH)



DRAKE ST

NEW GARAGE LOCATION
(FURTHER BACK FROM DRAKE & WITHIN
TYPICAL SETBACK AT SOUTH PROPERTY LINE)

SCALE: 1"=20'



LEGEND

- WOOD FENCE
- WIRE FENCE
- UTILITY LINE
- AC A/C UNIT
- EM ELEC. METER
- G GAS METER
- IRON ROD FND.
- IRON ROD SET
- PIPE FND.
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

THIS SURVEY HAS BEEN REVIEWED BY THE UNDERSIGNED & CONDITIONS ARE HEREBY NOTED.

Edward J. Way
gjh

LOT AREA SUMMARY

TOTAL LOT SIZE.....6379 SQ.FT.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY PER COMMITMENT G.F. #1511897-ARB, EFFECTIVE APRIL 14, 2015; SCHEDULE-B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

**THE SOUTH 7' OF LOT 2 AND THE NORTH 39' OF LOT 3

LOT No. <u>22</u>	BLOCK <u>129</u>	SUBDIVISION / ADDITION <u>FAIRVIEW PARK</u>
SECTION <u>---</u>	PHASE <u>---</u>	Book <u>---</u> Page(s) <u>188</u> Cabinet <u>---</u> PLAT RECORDS
CITY <u>TRAVIS</u>	COUNTY, TEXAS	Volume <u>2</u> Document No. <u>---</u> Official Public Records of <u>---</u> County, Texas
		Reference: <u>CHARLES NEWMAN</u>

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR NATIONAL INVESTORS TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0189

FIRM REGISTRATION # 10118900



Roger L. Way

By: <u>SCN</u>	Date: <u>07-16-15</u>
FIELD WORK	WW
DRAFTING	SCN

SURVEY DATE: 07-28-15
Job No. 07808015
SCALE: 1"=20'



OWNERS:
Gina & Peyton Hill
CONTACT: 303.515.1940
ginaandids@mac.com

DESIGN:
Ben May Design
512.507.4664
ben@benmaydesign.com

GENERAL
CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY MORE KNOWLEDGE PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, & REGULATIONS. THE GC SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AGENCIES.

WRITTEN ORDINANCES ON THESE ORDINANCES SHALL HAVE PRECEDENCE OVER SCALED ORDINANCES. THE GC SHALL SCHEDULE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THE OFFICE OF ANY DISCREPANCY THAT THEY MAY DISCOVER.

THE OC SHALL VERIFY AND BE RESPONSIBLE FOR ALL CHANGES THAT AFFECT CONTRACT INFORMATION.

THE OC IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF FILLING INJAC.

THE OFFICE SHALL NOT BE RESPONSIBLE FOR

CONSTRUCTION MEANS AND METHODS,
ACTS OR OMISSIONS OF THE CONTRACTOR
OR SUBCONTRACTOR, OR FAILURE OF ANY
OF THEM TO CARRY OUT WORK IN
ACCORDANCE WITH THE CDS. ANY DEFECT
OR DISCREPANCY FOUND WITH THE CDS
SHALL BE BROUGHT TO THE ATTENTION OF THE

OFFICE BY WRITTEN NOTICE PRIOR TO PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THE OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE GC.

SAFETY GLAZING: ALL HAZARDOUS-GLASS MUST BE IN ACCORDANCE WITH 2013 IBC SECTION 708.4. HJORED-LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 40" ABOVE FLOOR, AND SHOWER ORTUB ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS. IN

GENERAL CONTRACTOR SHALL VERIFY FOR
SMOKE DETECTORS TO BE LOCATED AT LEAST
16" AWAY FROM HORIZONTAL PATH OF
MECHANICAL AIR FLOW.
PER MPPA 92 CHAPTER 11.

CARBON MONOXIDE ALARMS: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS IN ACCORDANCE WITH 2015 IBC SECTION 903.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION - OR EQUIVALENT - AT FLOOR AND PLATE JOINT, OPENINGS IN PLATE, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW/ROOF OPENING CAVITIES.

WATERPROOF ALL WATER/SPASH AREAS TO A MINIMUM OF 8' ABOVE FINISHED FLOOR.

INSULATE MEPLINES FOR SOUND CONTROL.

PROTECT ALL SPIRES AND PANS DIRECTLY

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SILT FENCING AND/OR MULCH SOCS AT PERIMETER OF SITE.

© BEN MAY DES|GN 2020

REMODEL/ADDITION
1605 BRACKENRIDGE ST
AUSTIN, TX 78704

DATE 11 / 4 / 20

SCALE

SHEET NAME _____

410

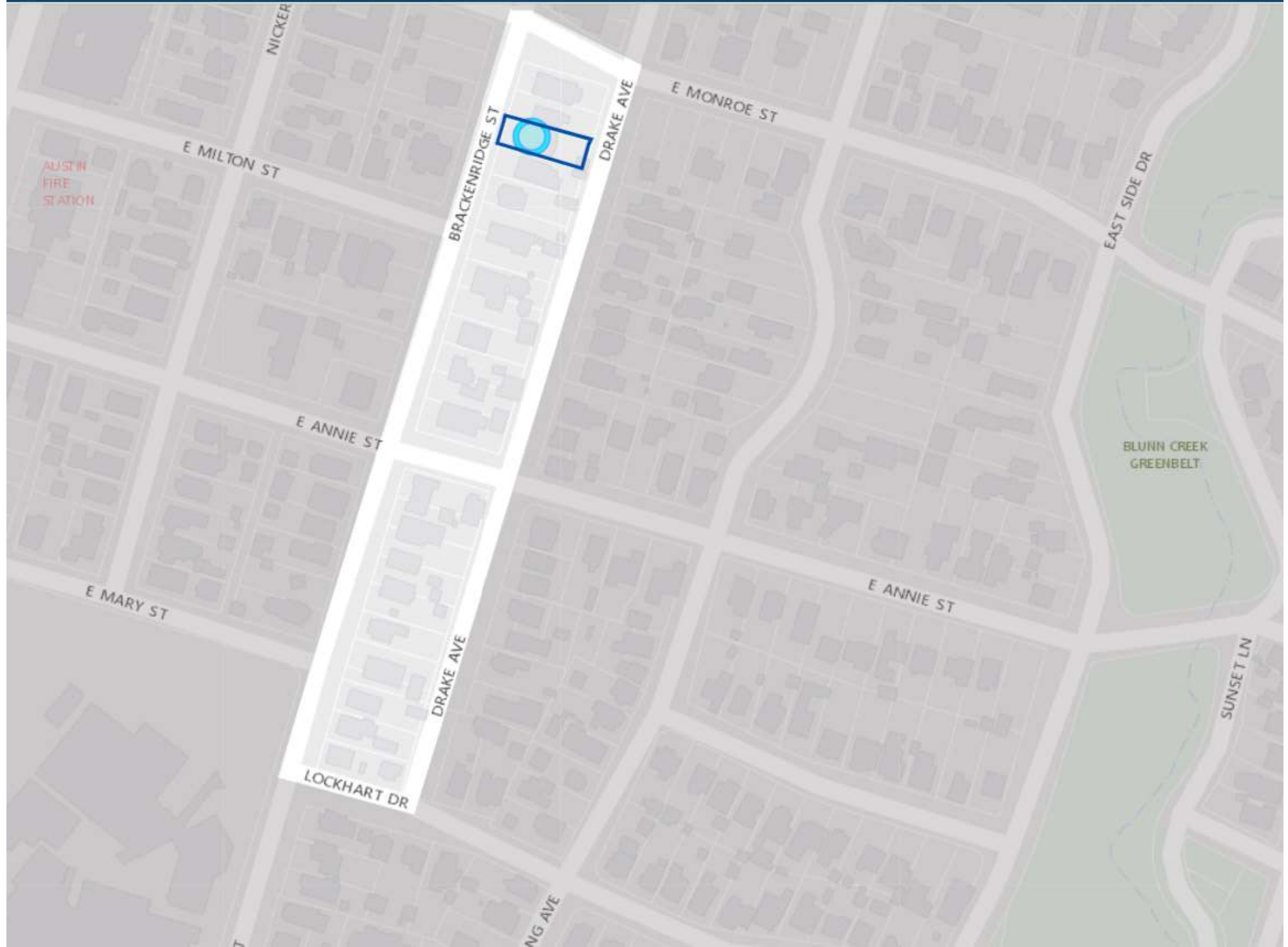
A1.0



Property Profile

A DEVELOPMENT SERVICES TOOL

D-2/13
1605 BRACKENRIDGE



D-2/14





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0043 ROW # 11516356 Tax # 0302001309
TC ADV

Section 1: Applicant Statement

Street Address: 1605 Brackenridge

Subdivision Legal Description:

South 7 ft of Lot 2 and North 39 ft of Lot 3, Block 12G, Fairview Park

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3-NP (South River City)

I/We Jim Wittliff/Land Answers, Inc. on behalf of myself/ourselves as
authorized agent for Charles Newman affirm that on
Month March, Day 3, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Garage (23' wide x 20' deep)

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-515: "For through lots, the rear setback must comply with the minimum requirements applicable to a front yard."

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Although there are eight structures along the west side of Drake Avenue that do not meet current setback regulations, Section 2.3 of Subchapter 7 (Setback averaging) does not allow any of the noncomplying structures to be used for setback averaging, since they are not principal residential structures. Our proposed 5 foot setback will be in conformity with other structures along Drake Avenue.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Drake Avenue is unique, in that it is the only area of double-fronting lots in the neighborhood, and this property is unique in requiring a setback variance in order to rebuild a garage in conformance with Drake Avenue typical setbacks. The standard required 25' setback would put the garage closer than 10' from the existing residence, in violation of the fire code, and a 25' setback would require an impervious cover increase in excess of the (see additional page)

b) The hardship is not general to the area in which the property is located because:

Most of the other structures along Drake Avenue that do not comply with current setback regulations are in good physical condition, and therefore are able to be maintained as non-complying structures, per LDC 25-2-961. The garage on this lot is in such poor condition that its repair cannot be legally accomplished in compliance with the City's non-complying structure regulations.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Reduced setbacks along Drake Avenue are common. In the two block area between East Monroe and Lockhart, there are a total of 14 structures along the west side of Drake Avenue that fail to meet the minimum setback requirements of current code.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____

Date: 3-20-16

Applicant Name (typed or printed): Jim Wittliff/Land Answers, Inc.

Applicant Mailing Address: 3606 Winfield Cove

City: Austin

State: Texas

Zip: 78704

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____

Date: 3/21/16

Owner Name (typed or printed): Charles Newman

Owner Mailing Address: P.O. Box 684824

City: Austin

State: Texas

Zip: 78768

Phone (will be public information): (512) 416-6611

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Space (continued)

Hardship (a):

45% allowed by zoning. The existing structure extends into the Drake Avenue ROW, it cannot be repaired, and therefore it must be replaced.

SAVE



**City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception**

October 22, 2015

File Number: C8I-2015-0310

Address: 1605 BRACKENRIDGE ST

Tax Parcel I.D. #0302001309

Tax Map Date: 12/22/2014

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the south 7 feet of lot 2 and the north 39 feet of lot 3, block 12G, Fairview Park in the current deed, recorded on May 21, 2015, in Document #2015078885, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on May 08, 1985, in Volume 9153, Page 78, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by wastewater service on May 03, 1925. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

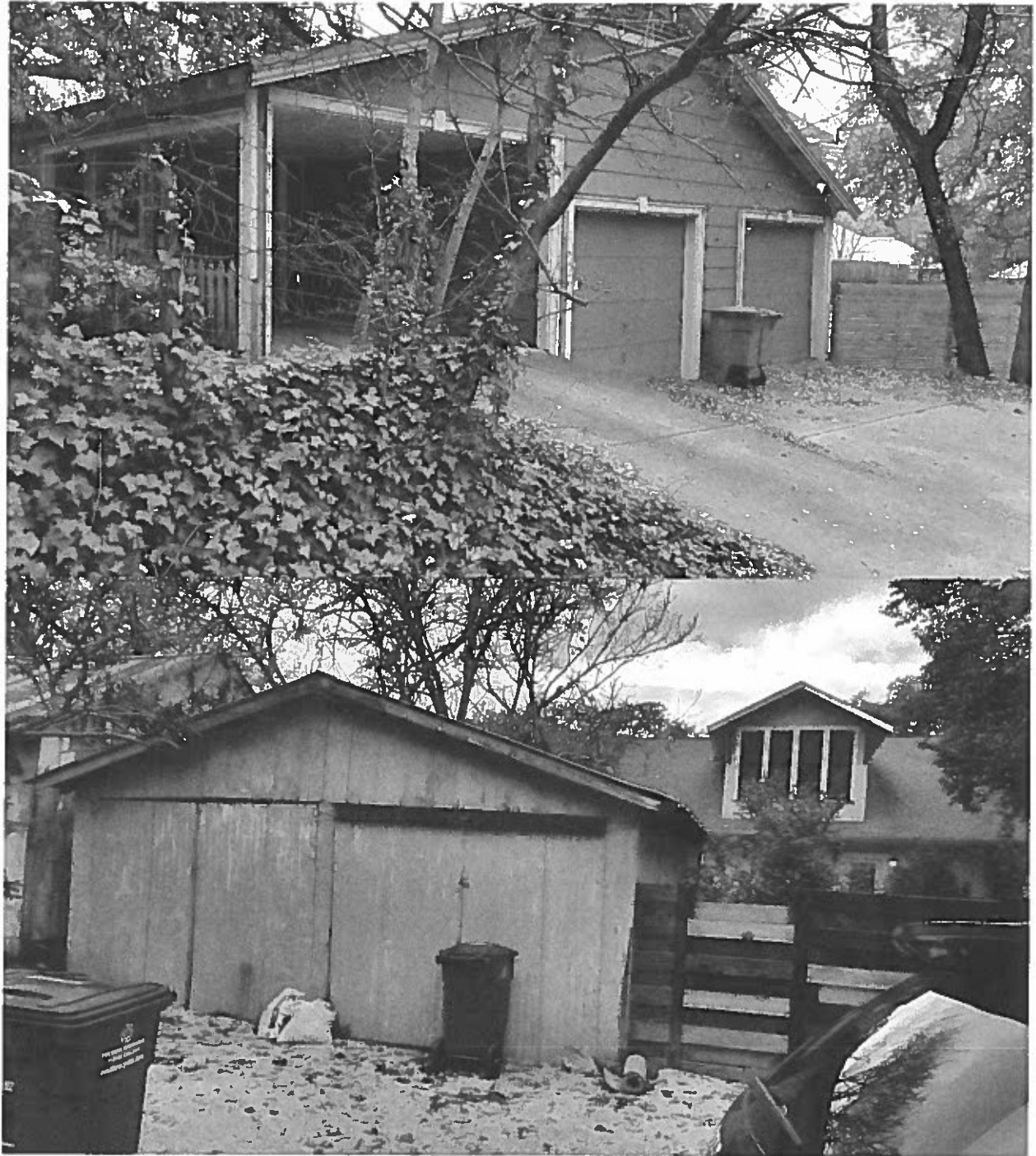
Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

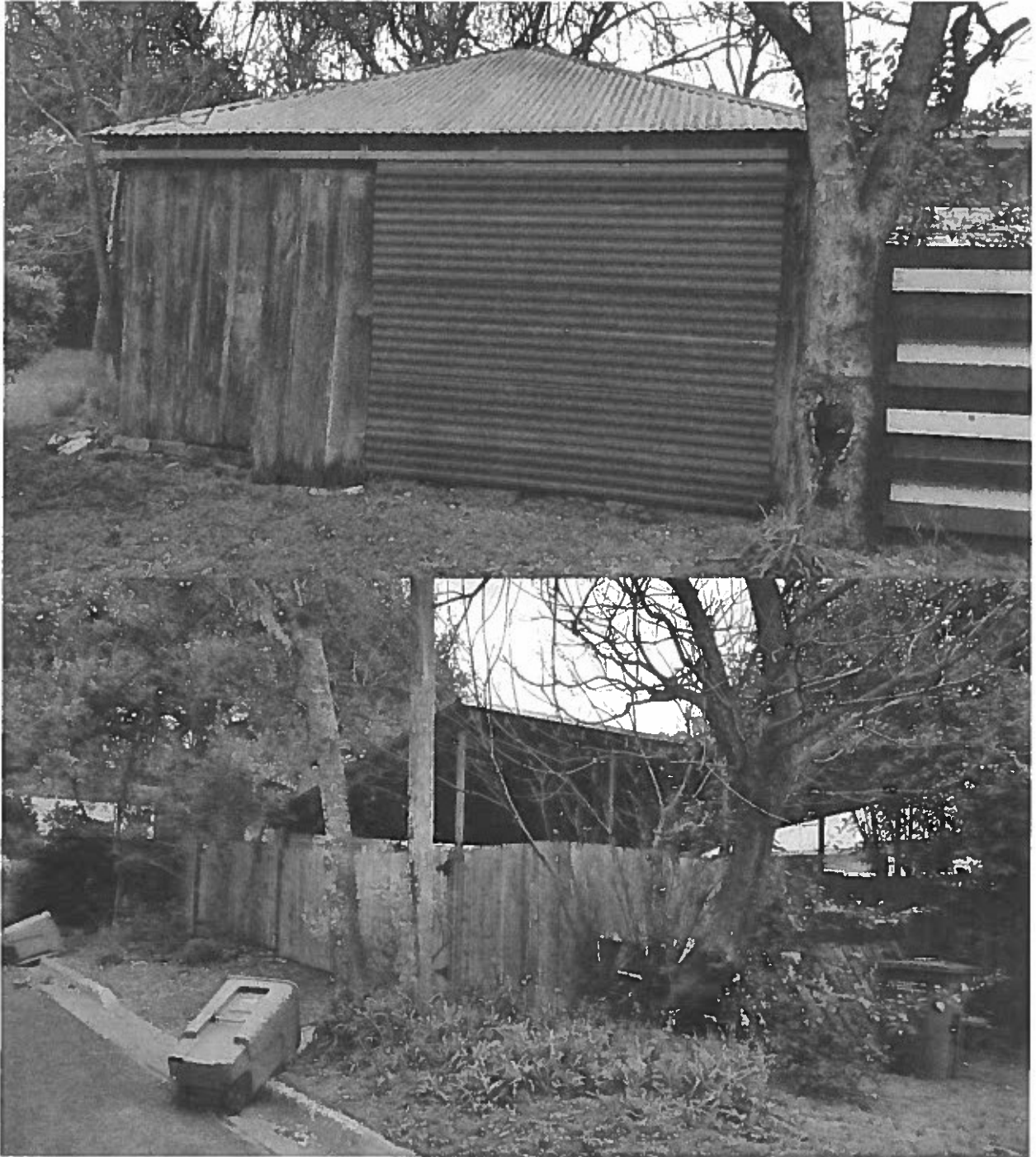
By:

A handwritten signature in black ink, appearing to read "Michelle Challa", is written over a horizontal line.

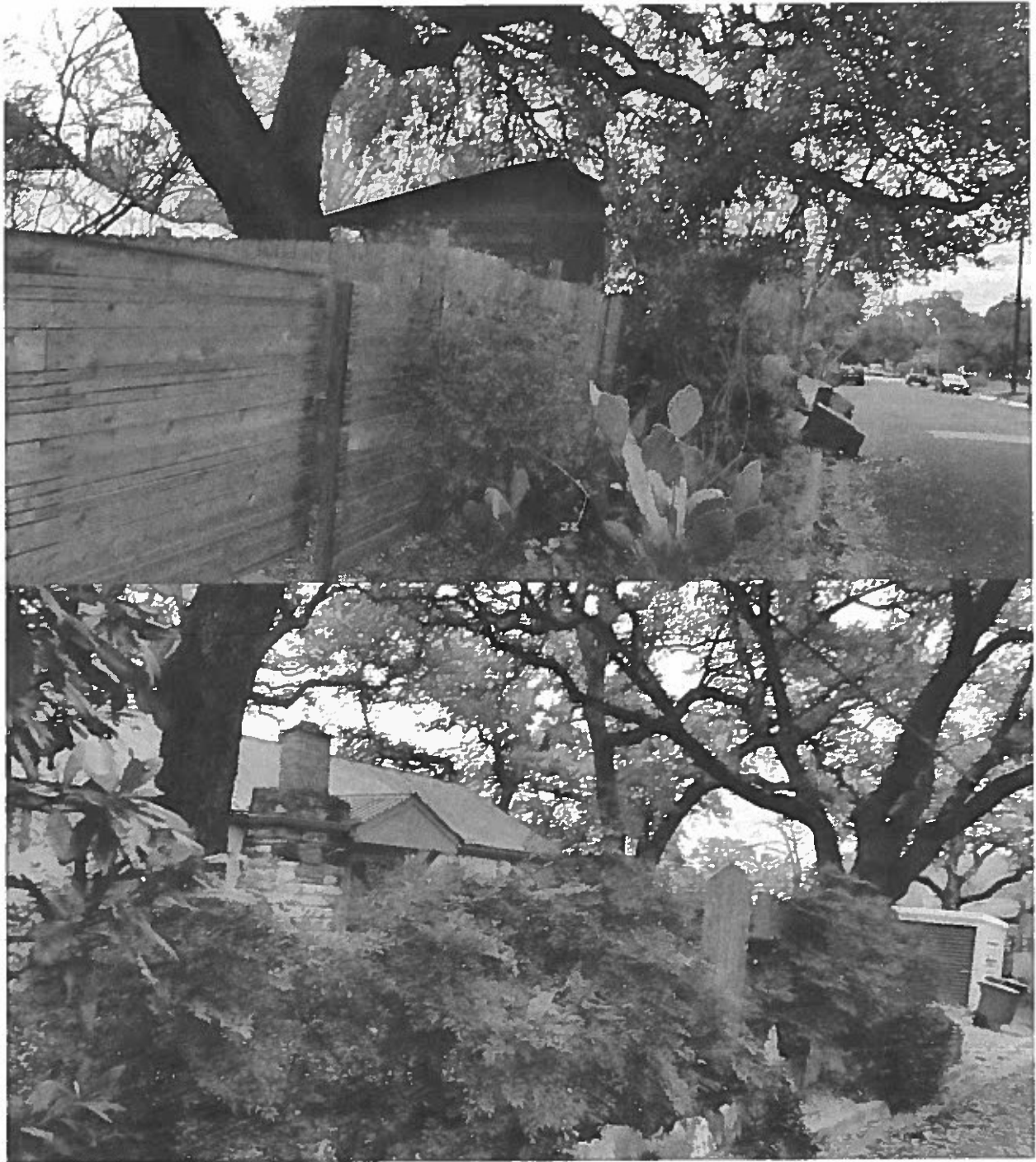
**Development Services Department, Representative of the Director
Development Services Department**

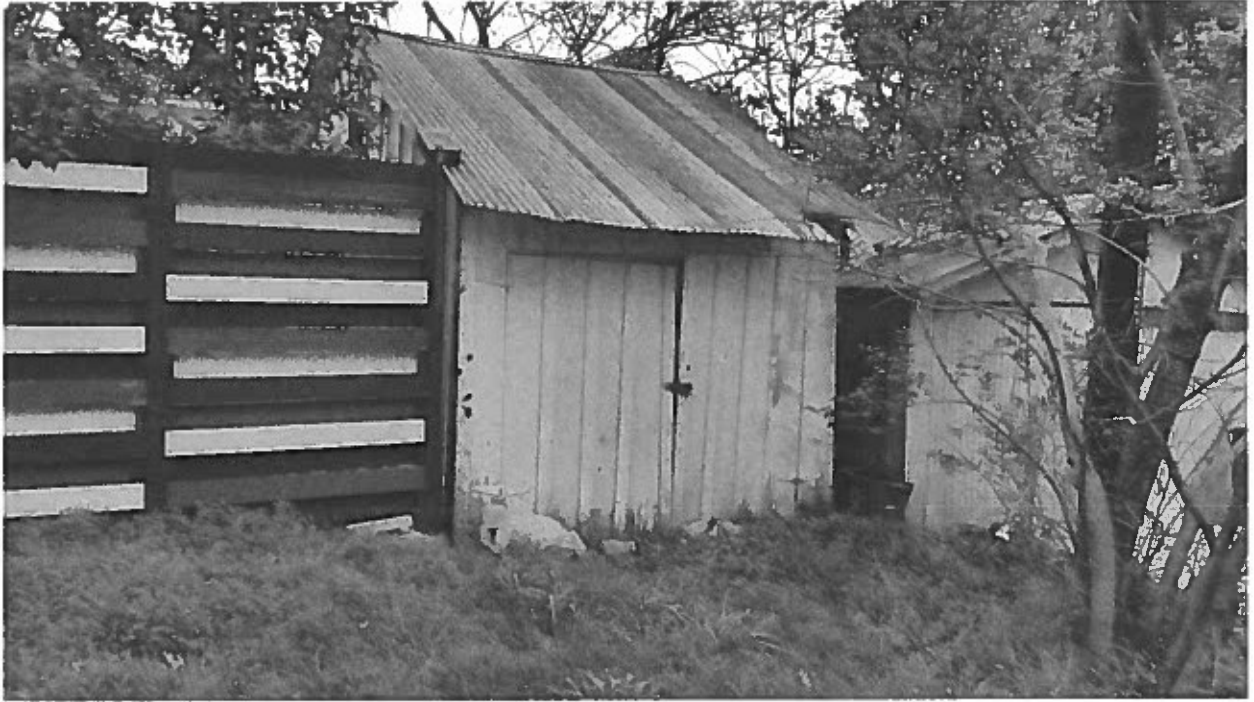


1605 BRACKENRIDGE









Support For Garage Setback Variance: 1605 Brackenridge St.

I am in support of the variance application for 1605 Brackenridge Street, to reduce the garage setback from 25 feet of 5 feet. I believe that the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue.

Sincerely,

Marilyn J. Quast
Owner

Don E. Quast

1707 Brackenridge 18704
Address

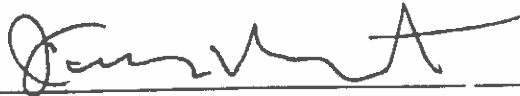
Support For Garage Setback Variance: 1605 Brackenridge St.

I am in support of the variance application for 1605 Brackenridge Street, to reduce the garage setback from 25 feet of 5 feet. I believe that the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue.

Sincerely,

James Vincent



Owner

1711 BRACKENRIDGE

Address

Support For Garage Setback Variance: 1605 Brackenridge St.

I am in support of the variance application for 1605 Brackenridge Street, to reduce the garage setback from 25 feet of 5 feet. I believe that the proposed variance:

- Is necessary due to the nature of the lot
- Will improve the neighborhood by replacing a degraded non-compliant structure
- Is in keeping with the nature and characteristic of the neighborhood as it will be similar, and/or, less close to the property line than other houses, garages, and structures along Drake Avenue.

Sincerely,

Jim Vincet



Owner

1712 Drake Ave

Address

Support For Garage Setback Variance: 1605 Brackenridge St.

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Sincerely,

Henry White / Henry White
Owner

1609 Drake Ave, Austin, Tx 78704
Address

Support For Garage Setback Variance: 1605 Brackenridge St.

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Sincerely,

CHRISTIAN GOYER, _____ Chris Goyer 4/21/16
Owner

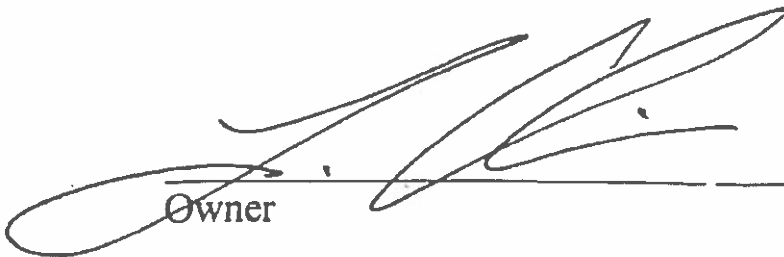
1607 DRAKE AVENUE
Address

Support For Garage Setback Variance: 1605 Brackenridge St.

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Sincerely,


Owner

1605 Drake Ave. Austin, TX 78704
Address

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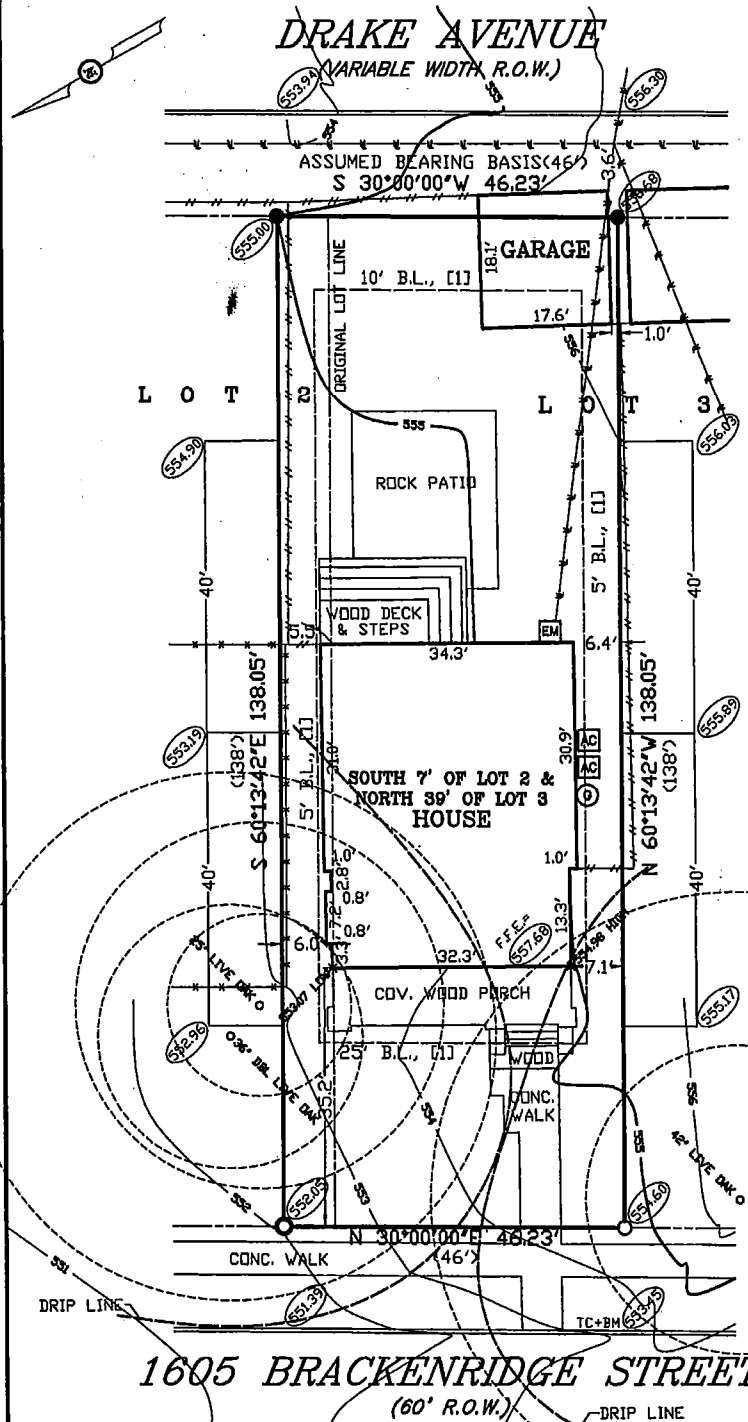
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Sincerely,

SHANAN STUART, M.V. A 4/21/16
Owner

1603 BRACKENRIDGE Avenue, 78704
Address

SCALE: 1"=20'



LEGEND

- WOOD FENCE
- WIRE FENCE
- UTILITY LINE
- AC A/C UNIT
- EM ELEC. METER
- G GAS METER
- IRON ROD FND.
- IRON ROD SET
- PIPE FND.
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

THIS SURVEY HAS BEEN REVIEWED BY THE UNDERSIGNED & CONDITIONS ARE HEREBY NOTED.

Edward J. Way
gjh

LOT AREA SUMMARY

TOTAL LOT SIZE.....6379 SQ.FT.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

[1] BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY PER COMMITMENT G.F. #1511897-ARB, EFFECTIVE APRIL 14, 2015; SCHEDULE-B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

**THE SOUTH 7' OF LOT 2 AND THE NORTH 39' OF LOT 3

LOT No. <u>22</u>	BLOCK <u>129</u>	SUBDIVISION / ADDITION <u>FAIRVIEW PARK</u>
SECTION <u>---</u>	PHASE <u>---</u>	Book <u>---</u> Page(s) <u>188</u> Cabinet <u>---</u> PLAT RECORDS
CITY <u>TRAVIS</u>	COUNTY, TEXAS <u>---</u>	Volume <u>2</u> Document No. <u>---</u> Official Public Records of <u>---</u> County, Texas
		Reference: <u>CHARLES NEWMAN</u>

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR NATIONAL INVESTORS TITLE INSURANCE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0189

FIRM REGISTRATION # 10118900



Roger L. Way

By: <u>SCN</u>	Date: <u>07-16-15</u>
FIELD WORK	WW
DRAFTING	SCN

SURVEY DATE: 07-28-15
Job No. 07808015
SCALE: 1"=20'

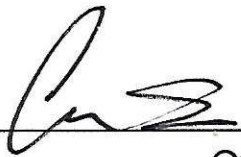
Support for Garage Setback Reduction
Variance: 1605 Brackenridge Street

I am in support, or have no opposition to, the Variance Application for
1605 Brackenridge St: to reduce the Rear Setback from 25 feet to 5 feet.

I believe the proposed variance:

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Sincerely,

 Anton Caputo
Owner (Printed/Signature)

1603 BRACKENRIDGE ST
Address

Support for Garage Setback Reduction
Variance: 1605 Brackenridge Street

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Sincerely,

Jill Montgomery

Owner (Printed/Signature)

Jill Montgomery

1607 BRACKENRIDGE ST.

Address

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Variance: 1605 Brackenridge Street

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Sincerely,

Andrew MacDonald Steel

Owner (Printed/Signature)

1609 DRAKE

Address

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Sincerely,

BEN + STACY MAY

Owner (Printed/Signature)

1611 BRACKENRIDGE ST.

Address

Support for Garage Setback Reduction
Variance: 1605 Brackenridge Street

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Owner (Printed/Signature)

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Address